INSTALLATION MANAGEMENT AGENCY
EUROPEAN REGION

Real Estate Branch

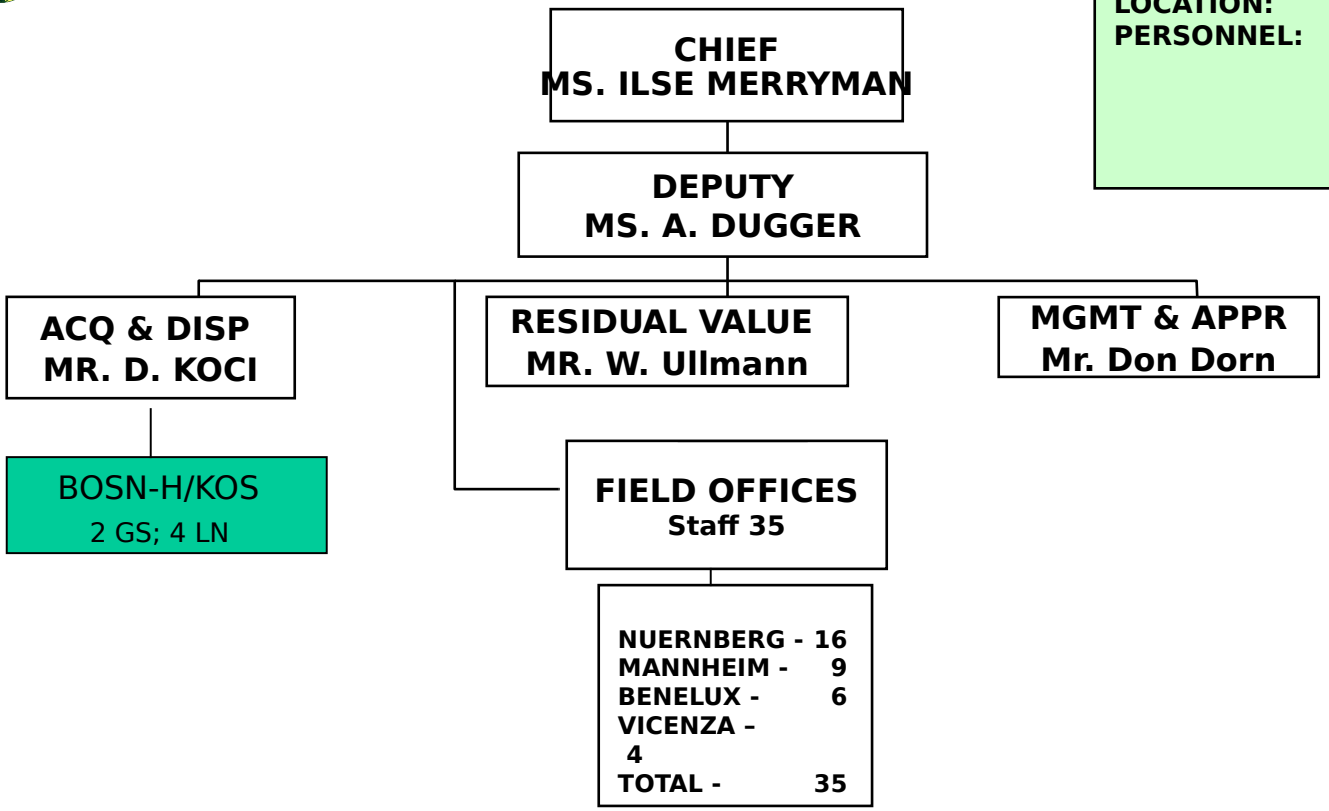
7 April 2006

Ms. Annette S. Dugger
Deputy Chief
Real Estate

REAL ESTATE BRANCH

LOCATION: VARIOUS
PERSONNEL:

MILITARY	0
GS	13
LN	39
TOTAL	52



MISSION

- PROVIDE QUALITY FACILITIES FOR THE U.S. FORCES
- FACILITATE THE TIMELY DISPOSITION OF EXCESS ASSETS
- MAXIMIZE RECOVERY OF UNITED STATES INVESTMENTS

REAL ESTATE LEAD SERVICE RESPONSIBILITIES

- ACQUISITION AND DISPOSAL
  - Germany
  - BENELUX (Belgium, Netherlands, Luxembourg)
  - Italy (Vicenza, Livorno)
- CONTINGENCY OPERATIONS
- RESIDUAL VALUE (RV)
- NATO SENDING STATES ACCOMMODATIONS & ENVIRONMENTAL WORKING GROUP
- MANEUVERS – FORMER EAST BLOCK COUNTRIES
- BILATERAL AFFAIRS OFFICE (BAO) -

REAL ESTATE
WORKLOAD & CUSTOMER BASE

- **PAST:** BASE OPS W/ROBUST BALKANS CONOPS SUSTAINMENT AND SUPPORT TO EUCOM
- **PRESENT:** BASE OPS, REDUCING BALKANS CONOPS MISSION, AND SUPPORT TO EUCOM
- **FUTURE:** RIGHTSIZING BASE OPS (INCREASING BASE CLOSURE, RV NEGOTIATIONS, LEASE TERMINATIONS), AND SUPPORT TO EUCOM

FUTURE INSTALLATION RETURN WORKLOAD

- **RETURNS IN FY 05-11**

- **RE STAFF**
  - –SOME REDUCTIONS SINCE 1990 & REALIGNMENTS OF FIELD OFFICES
  - –EXPERIENCED AND SUFFICIENT RE PERSONNEL TO HANDLE FUTURE REDUCTIONS
    - --- LNs EXECUTE RETURNS TO HN; LN STAFF CHANGED LITTLE SINCE 1990
  - –DRAWDOWN PLAN UPDATED & REWRITTEN; REFOs INFORMED

REAL ESTATE LEASES

	HOUSING LEASES	OTHER LEASES	ANNUAL RENT
Central Region			
Germany	$39,422,328 (742)	$1,730,383 (507)	$41,152,711 (1,249)
Belgium	3,141,587 (24)	1,904,195 (7)	5,045,782 (31)
Netherlands	3,551,760 (61)	2,876,468 (24)	6,428,228 (85)
Italy	6,364,759 (188)	3,297,950 (63)	9,662,710 (251)
Contingency			
Kosovo		$362,592 (232)	$362,592 (232)
Bilateral Affairs Office			
Albania Azerbaijan Bosnia Macedonia Poland		$175,000 (7)	$175,000 (7)
TOTALS	$52,480,434 (1,015)	$10,346,589 (840)	$62,827,023 (1,855)

$62.3 MIL

$ .36 MIL

$ .18 MIL

$ 62.8 MIL

GRAFENWOEHR

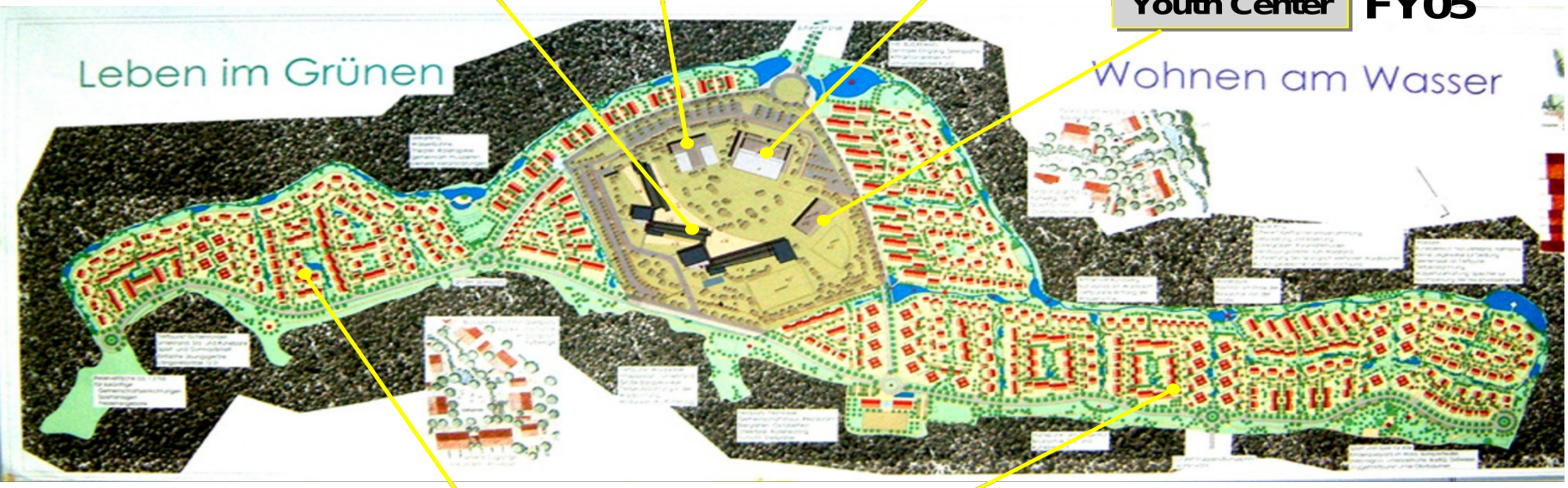
NETZABERG HOUSING AND COMMUNITY CENTER

FY05 **Middle/Elementary Schools**

CDC/SAS **FY05**

Chapel **FY07**

Youth Center **FY05**



830 AFH Row Houses/ Quad/Duplexes

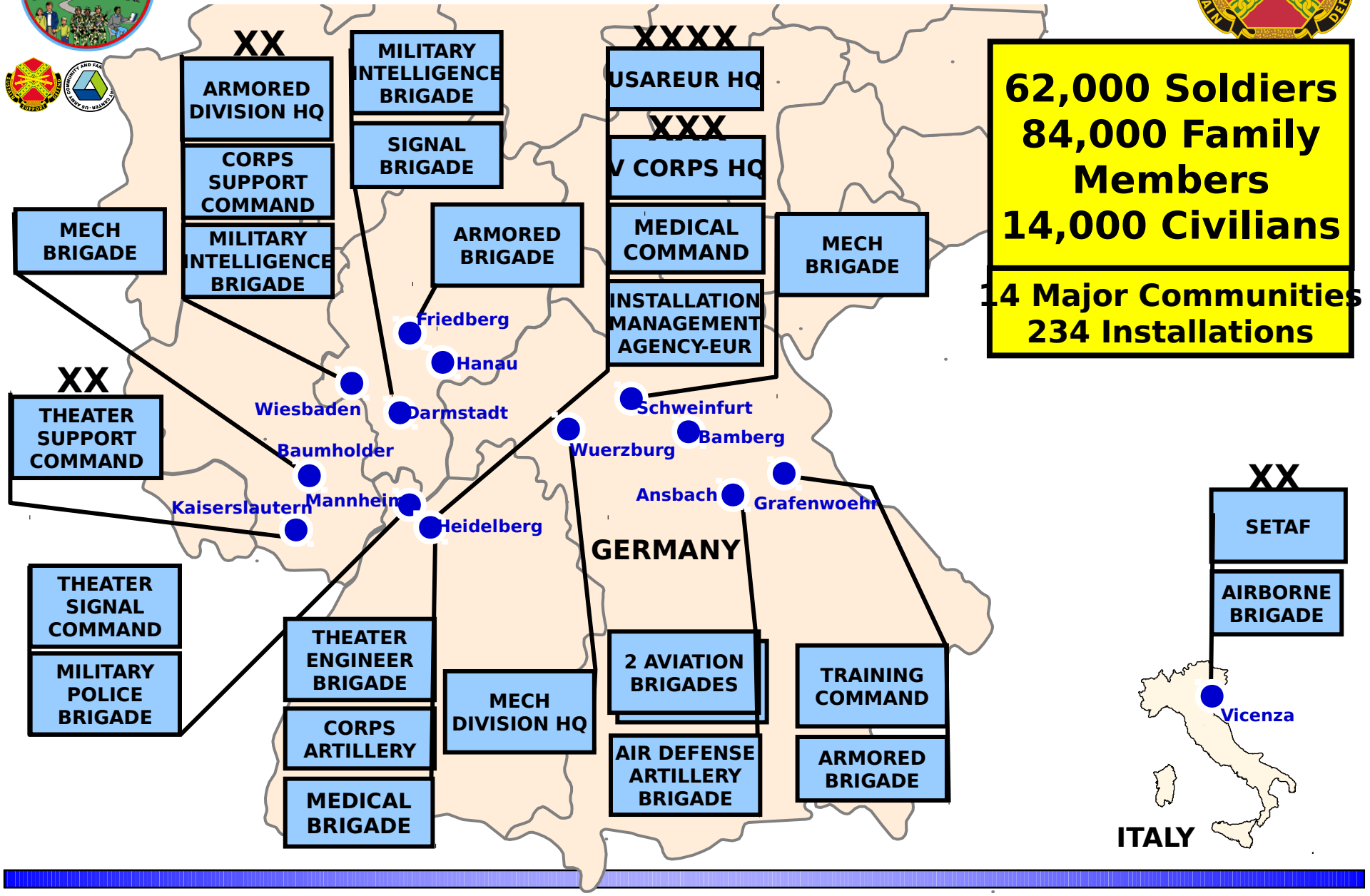
394 units Sep 07
159 units Dec 07
277 units Sep 08

OBJECTIVE

By FY 08:.

- Acquire 1600 BTL Housing units by FY08; 830 at Netzaberg, 770 in outlying communities
- Support approx 4,000 Soldiers.

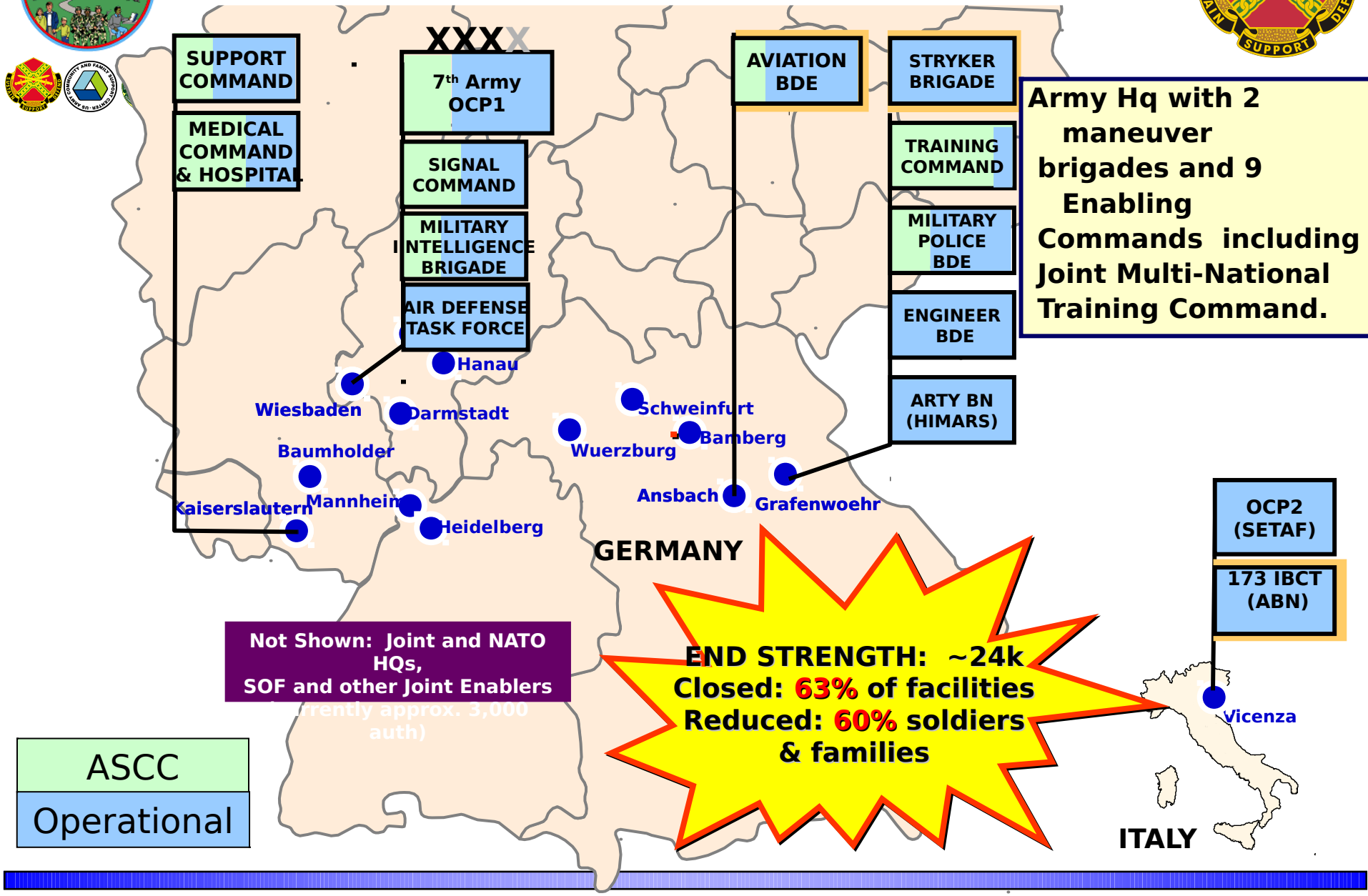
CURRENT USAREUR FOOTPRINT



62,000 Soldiers
84,000 Family Members
14,000 Civilians

14 Major Communities
234 Installations

USAREUR FOOTPRINT – FY10



RESIDUAL VALUE/PAYMENT-IN-KIND

Authorities

US Legislation

Original Law Addressing Residual Value

- PL 101-510 (FY91 National defense Authorization Act)
  -- RV to be deposited in cash into a special account of US Treasury (DOMFIRA)
  -- Funds from account available to DoD only for maintenance & re & environmental restoration in CONUS
  DOMFIRA "zero" balance

Revised Rules on RV & Authorization of PIK

- PL 102-484 (FY93 National Defense Authorization Act)
  -- RV may be accepted in form of PIK (Payment-in-Kind)
  -- SECDEF shall submit to Congress written notice containing project justification
  -- SECDEF authorized to spend RV funds OCONUS

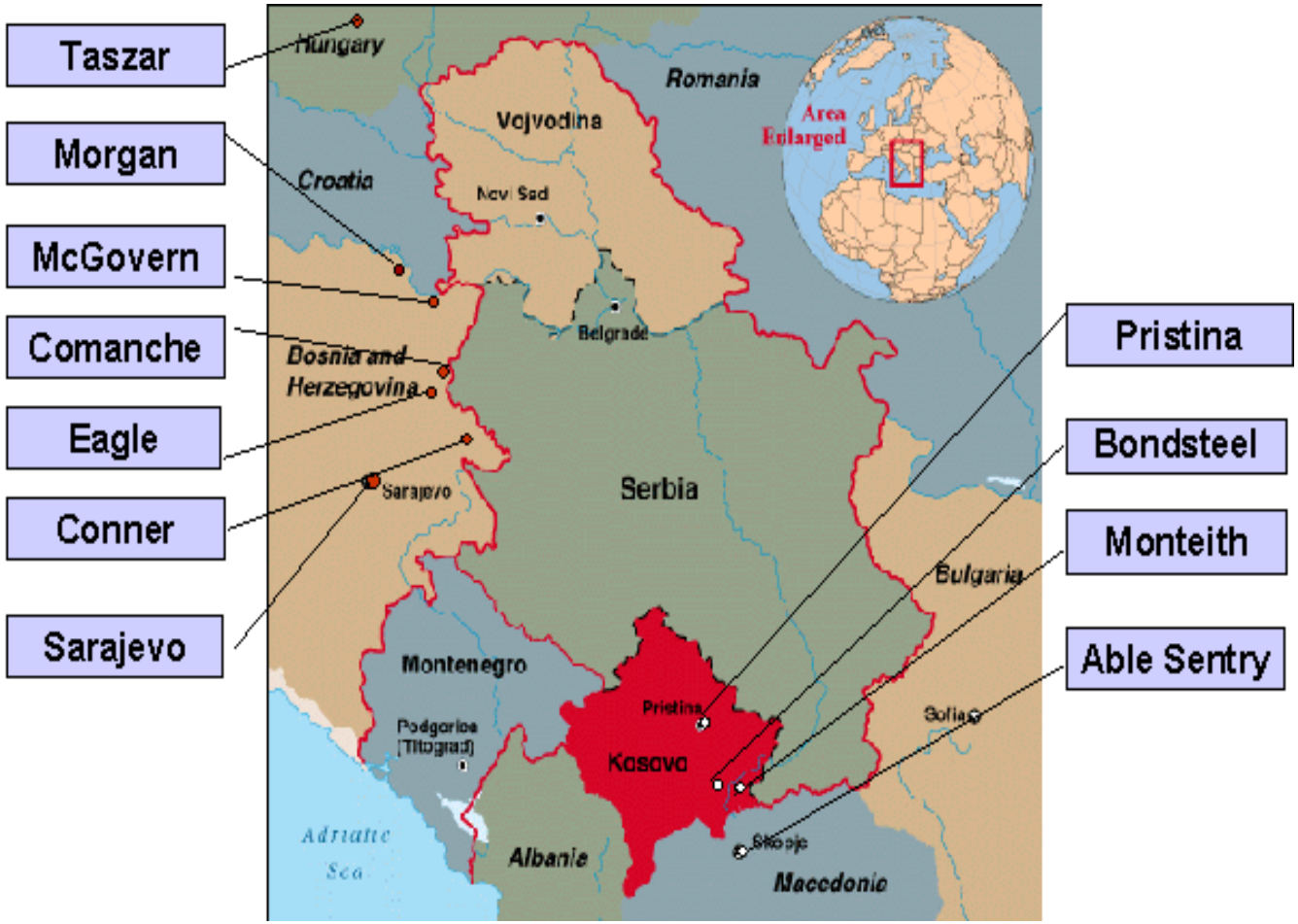
Clarifies PIK Procedures

- PL 104-106 (FY96 National Defense Authorization Act)
  -- PIK credits may only be used for construction in host nation

Implementing Instructions of PLs on RV & PIK Negotiations & Reporting

DoD Instructions No. 4165.69, Apr 6, 2005,
"Realignment of DoD Sites Overseas"

CONTINGENCY OPERATIONS BALKANS



Current Contingency Operations Balkans

Eagle Base Tuzla

Sarajevo

Camp Bondsteel

Camp Monteith

Bilateral Affairs Offices

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END OF BRIEF

"Sustain, Support and Defend"